

WEEK SHOWS MANY REAL ESTATE TRADES

Activities in December Greater
Than in Any Period Since
Last Spring.

Marked improvement is shown in real estate activity in the initial week of December. One of the opening days of the month set a new high mark for a day's selling during several months, the number of sales being seven more than was recorded in any one day during the summer or fall trading. The reviewer is forced back to the spring season to find greater activity displayed by the brokers during a single day. Last Wednesday's high figure has been surpassed only two or three times during 1913.

The closing of forty-five deals Wednesday aided materially in swelling the week's total of transactions to 150. This is a larger number of sales than was reported in any of the last six weeks and shows an advance of 50 per cent. over the activity of the closing week of November.

On only two other days were the brokers fairly busy this week. Tuesday witnessed the conclusion of thirty-two sales and Wednesday saw twenty-four trades effected. Nineteen deals were reported on Friday, seventeen on Saturday and thirteen on Monday.

The volume of trading during the first week of December also showed an advance over the business of November. Included in the 150 transactions of the past week were 239 lots and parcels of real estate.

Suburbs In Lead.

The outlying suburbs remained in the lead of the market this week in the number of parcels conveyed. They had not, however, the margin of advantage displayed last week. A total of ninety parcels were conveyed during the past six days in this section. The near-urban district was in second place with seventy-three lots transferred, followed by the northwest with sixty-four lots sold. There were thirty-one lots changed owners in the southeast section and 20 in the northeast. Eleven lots were sold in the southwest.

The largest transaction of the week involved a consideration of \$114,000. At this price Alexander Schaper purchased the Beacon Apartments, at the corner of Calvert street and Adams Mill road. The property had been sold at auction and was conveyed by trustee.

The property at 125 New York avenue northwest was bought this week by Achille Burklin, proprietor of the Lerch cleaning establishment for \$12,000. Although only a frame structure much interest attaches to the property as the site of a candy and toy shop for more than sixty years in the family of Mrs. Apollonia Stuntz, to settle whose estate the sale was made.

Lincoln Bought Candy.

During civil war times this little candy shop often was visited by the sons of President Lincoln. It was there that they bought candy, marbles, tops and other toys. President Lincoln often visited the store with his sons. It was the closest toy shop to the White House and accordingly was more frequently visited by the President's sons than any other store of the kind. Few changes have been made in the store since the days of Lincoln. The frame structure is substantially about the same appearance it did then.

Samuel J. Henry purchased last Wednesday the property at 239 Seventeenth street northwest for \$15,000. The land was sold at auction by William J. Flather and others as trustees. Another business property sale consisted of premises 117 Fourteenth street northwest, Edith L. Chapman bought this property from Anne E. McQueen. The price paid is not made public.

Among the sales of high-priced residences recorded during the past week were 188 Massachusetts avenue northwest, bought by Joseph J. Darlington from Mrs. Elizabeth Humphreys, 123 K street northwest, sold to Frederick H. Brooke for \$25,000 by the American Security and Trust Company, and 123 Rhode Island avenue, acquired by Harry A. Blessing. Nominal considerations only are given in the Darlington and Blessing sales.

Pierce Buys Home.

The Rev. Charles G. B. Pierce, chaplain of the United States Senate and pastor of All Souls Church, Tuesday bought a new home at 1748 Lamont street. The property had belonged to Mrs. Laura M. Wilson. The consideration is not stated.

An advance of nearly 50 per cent is shown in the market this week over the figures for the closing week of November. The exact figures for the past six days are \$41,824.12. This sum was borrowed on the security of 18 lots at an average interest rate of 5.5 per cent.

Straight loans constituted the bulk of the week's business. Loans of this character totaled \$366,616. The sum of all the notes given for deferred purchase money was \$2,177.75. Building associations advanced to members, \$2,000.

Northwest property was most favored as a loan basis, being offered as security for an amount of \$122,000. Only 13 property was encumbered to the extent of \$19,527.22. The record of loans in the other city sections was: Southeast, \$21,590; northeast, \$14,200; and southwest, \$5,450.

Mrs. Webb to Have Home
Near Scott Circle

An attractive three-story and basement home of modern type is in course of erection for Mrs. John Sidney Webb in Massachusetts avenue just west of Scott circle.

Colonial architecture is observed in the construction, and the exterior is being done in a red shade of brick. The building fronts 41 feet on Massachusetts avenue.

The hall at the entrance is paneled to the ceiling and finished in white enamel. The first floor contains the drawing room, library with dining room and pantry adjoining them to the rear.

Twelve bedrooms and six baths are contained in the two upper stories.

Appleton P. Clark designed the plans and the building is being done by the R. J. Bell Construction Company.

Home Is Planned For
Aged Retail Clerks

Plans for building a home in Washington for superannuated retail clerks will be discussed at a meeting Monday night after the Christmas holidays. Active in the cause are Milton Leinwand, Harry F. Fink, and the president, J. Moser, John T. Tyler, and Samuel Louis.

The plan is to build a home for old clerks, and to tide active retail merchants over in protracted periods of illness. The plans will call neither for a pension nor for any extensive earnings for the aged. Such may be realized when the full plan is matured, however.

A census may be made from the 20,000 clerks in the city, or a periodic subscription asked. Aid probably will be secured from local business men.

BUSINESS PROPERTY, COMMERCIAL CLUB, AND HOMES ERECTED IN NEW SUBDIVISION



The Hood Building, 602 F Street North-west, Which Was Sold Recently To Alford P. Leyburn.

BUILDING IS BEGUN ON ROW OF HOUSES

Operation To Be Completed in
May—Colonial Brick To Be
Used in Structures.

Building was begun yesterday on a row of houses, 490-495 New Hampshire avenue northwest, for Midland and Shannon, real estate brokers. The present operation will complete an extensive row in the block, eighteen homes having already been built, and tenants procured by the firm.

The present operation promises to be completed in mid-May, and the homes will go on the market at a uniform price of \$4,500, save the corner property, which will sell at \$4,600.

Three of the homes already been sold as well as all the homes erected in the recent operation in the same block.

The new structures will be built of two stories and basement in the prevailing colonial fashion popular with modern inexpensive dwellings. Colonial brick in warm shades of colors, with ornamental canopied porches and moderate stone trimmings, will lend the future homes a pleasing and homelike aspect.

Strictly modern features known to all Midland and Shannon houses of modern type will be introduced. Hot water heat will be used throughout.

Six rooms and a bath will be contained in the two-story properties. The first floor, approached through the covered porch, is subdivided into a conventional entrance hall, flanked by a living room, and the dining room adjoins the rear, and communicates with a detached kitchen. Finishing will be done throughout in oak.

The bedrooms and bath will be contained in the second story. Completed in mid-May, and the homes will go on the market at a uniform price of \$4,500, save the corner property, which will sell at \$4,600.

Midland and Shannon supply their own architectural and building work.

F. B. Milburn Building
Summer Residence

Extensive improvements are being made on a tract of 131 acres in Bradley Hills by Frank P. Milburn, architect of this city, who recently purchased the property. A home is being built on the property to be occupied by the owner for a summer residence.

The discovery of two springs of water on the property has supplied a novel feature. A compressed air system has been installed to regulate the flow and aside from supplying the architect's future home, the surplus will be used for giving water to the community. A report from the Health Department examiners pronounced the water of an unusually high character for drinking purposes.

Apartment House
Almost Completed

Few touches have yet to be made when a four-story apartment, in course of erection on the west side of Fifteenth street, between Rhode Island avenue and P streets, will be ready for occupancy. The structure is being built for James O'Donnell.

The building measures forty feet front on Fifteenth street by a depth of ninety feet. The front is constructed of a light shade of tapestry brick, with ornamental trimmings in limestone.

One of the attractive interior features is a center hallway on the ground floor. The floors are of marble and wainscoting. Each floor contains four apartments.

Plans and specifications were prepared by George P. Hales, architect, and the building is in charge of Peter Fawcett, contractor.



Two Attractive Old-English Structures In Wisconsin Avenue Being Placed On the Market By R. W. Geare.

ST. MARY'S CHURCH SELLS LANDMARK

Achille Burklin Buys Antiquated
Shop Where Lincoln Young-
sters Bought Goodies.

The sale of the property at 1267 New York avenue by St. Mary's Church, Fifth and H streets northwest, to Achille Burklin, proprietor of Lerch's cleaning establishment in Twelfth street, was closed by one of the title companies during the current week. The title passed following Mr. Burklin's high bid of \$12,000 at an auction sale several weeks ago.

The little property is an antiquated two-story frame dwelling, the relic of more than half a century. To children of Washington, it is said, to have always been a place more repulsive than any other in the city. For it has always been known as the "New York Candy and Toy Shop," where "goodies" were to be had.

In President Lincoln's time little children of the Capital found there that all their dreams came true. Aside from the luxuries of invaluable material worth, the tender amiability of Mr. and Mrs. Apollonia Stuntz, proprietors, won a way to the heart and pocketbook of many a Washington child. It is said that the shop was always the most popular toy shop in town for children of the White House since President Lincoln's time.

A great deal of its popularity was always due to its aristocratic custom. The hand made toys, as many a grand father remembers of the skilled German proprietor, could be handled far rougher and lasted longer than any factory made toy ever turned.

The historic property was willed from the one-time owners to a Miss Mary-Pearce, who died last year. On her death it passed to St. Mary's Church.

Mr. Burklin, the present owner, will build the property as an investment. It insures light and air. Mr. Burklin's present establishment, which it adjoins at the rear. At a future date it may be razed and a new building raised there.

McChord Leases
Former Embassy

Interstate Commerce Commissioner Charles C. McChord has leased the residence at 1711 Connecticut avenue northwest. The property is a handsome three-story and basement home, owned by W. Owen Scott. It was formerly the home of the Turkish embassy.

The home contains among other features a handsome ballroom which will be the center of much entertaining by Miss McChord, a debutante of last season.

The lease was consummated through the office of Harry V. Bouie & Co. The annual rental is about \$5,000.

Local Firm Sells Big
Farm in Virginia

J. J. Lupton Company, Incorporated, reports the sale of a 190-acre farm, with all improvements, stock, etc., at Rapidan, Culpeper county, Va., to Frank L. Evans. The property was sold for \$100,000.

The sale price is said to be \$18,500 and the sale was made in connection with E. H. Taggart, real estate broker, of this city.

R. W. GEARE ERECTS TWO MORE HOMES

Front on Federal Reservation
in Vicinity of Grounds of
American University.

Reginald W. Geare, architect, of this city, has but recently completed the erection of two homes at Wisconsin avenue and Sessenden street, which are pointed out as two of the most interesting and pleasant homes in that newly opened section. The homes front on a Government reservation, which supplies a park to the neighborhood, and they are the vicinity of the American University grounds.

The homes follow distinct old English lines, and are garnished with all old English features within and without. Improved with modern introductions which are commonly found in the most modern and expensive homes in the city.

The price at which they are being put on the market is at \$6,500.

Two stories, attic and basement, are contained in the new homes. Up-to-date heating apparatus is contained in the basement, and the first floor is equipped by elaborately appointed reception rooms, dining halls, parlors and kitchen. Massive fireplaces are included in the scheme.

The upper story is given over to four bedrooms, and a novelty in the homes is found in the attic space which has been laid out for "barn dances" or any other rustic functions that the tenants may care to put the time to.

Mr. Geare has in operation a plan to start building a number of Dutch colonial homes in Bradley lane, Chevy Chase, where the prevailing fashion in homes has of late taken to the old Dutch.

Fourteen homes are being erected by the same architect on Belmont road and in Twelfth street northwest, in the immediate vicinity. Five of the homes are reported complete and occupied. Two are in course of erection, and seven are being planned for early construction.

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Bank Stands Run.

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BROKERS DISAGREE ON BUREAU PLAN

Many Opposed to Filing of All
Data of Realty Sales As Im-
practicable.

The establishment of a central information bureau for the benefit of real estate brokers of the city is being formally discussed by members of the Washington Real Estate Brokers' Association. The possibility of securing records of the sales of all property within the District with the true consideration attached is proving itself a bone of contention among various members.

The original plan, not yet matured, is to have a central bureau on neutral ground. The Chamber of Commerce has been suggested as a fit place for such a bureau.

The giving out of the true consideration on property is deemed impracticable for many reasons by a large number of brokers.

Gardiner & Dent
Report Several Sales

Gardiner & Dent, real estate brokers report sales amounting to \$12,000 consummated during the past two weeks.

To Bethesda, Md. Schaper they have sold a New York avenue northwest. The property is a two-story brick and stone building containing six rooms, bath and cellar. The consideration was \$3,750.

For Mrs. Edith Gottwall, they sold 251 M street northwest. It contains six rooms, bath and cellar. The dwelling is one of a new row recently completed, being a two-story brick structure containing six rooms, bath and cellar. It was bought by Mrs. Margaret E. Hauze for \$2,500.

J. F. Shell has bought through the same office a two-story brick building, 711 M street northwest. It contains six rooms, bath and cellar. The consideration was \$3,000.

Henry Schaefer bought a two-story semi-detached brick dwelling at 261 Gresham street northwest. The home contains six rooms, bath and cellar and was sold for \$3,000.

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The New Home of the Commercial
Club, 1634 I Street Northwest, To Be
Formally Opened Next Wednesday.
The Property Was Bought Last Summer
for \$150,000.

City News Notes

Catherine Wilhoit, twelve years old, of 1108 Virginia avenue southwest, was knocked down by a bicyclist while crossing G street, near Twenty-first street northwest, last evening. The child was bruised, but not seriously hurt.

The Federal Schoolmen's Club held its annual dinner at the Continental Hotel last night. Dr. A. D. Yocum, of the University of Pennsylvania, was the principal speaker.

A bazaar, the proceeds of which will go to the erection of a new parish hall, was held in the ballroom of the Raleigh yesterday by the Rector's Aid Society of St. Margaret's Episcopal Church.

The National Union will initiate a large class at the National Rifles Armory Monday evening. Preceding the initiation there will be a street parade, which will be reviewed by the officers of the lodge from the Raleigh Hotel.

The full exhibition of fancy dancing by the pupils of Miss Ida M. Hayes drew a large crowd to the Odd Fellows' Hall last night. A dance for the benefit of the school followed the exhibition by the children.

An "old time Christmas tree" will be a feature of the celebration of the New Hampshire Association of Washington, at 122 Sixth street northwest, Monday night at 8 o'clock.

Rear Admiral Robert E. Peary will be a speaker at the meeting of the Ohio Society at Rauscher's Monday night.

A lecture on "The Four Cardinals of the English Catholic Revival," by Wilfred Ward, will be given at McMahon Hall, Catholic University, Tuesday afternoon at 4:30 o'clock.

An annual association of the Phi Beta Kappa fraternity will be formed at a meeting at the University Club tonight at 8:30 o'clock. Prof. E. A. Grosvenor, president of the United Chapters, will speak. William Taylor, of the University of Chicago, is chairman of the organization committee.

Officers will be elected by the Pennsylvania Society of Washington at a meeting tonight at the Pythian Temple.

"The Flag" will be the subject for discussion Monday evening, when the Capitol Hill Literary Society meets at the home of Mr. and Mrs. E. V. Carr, 741 Hobart street northwest. Mr. Carr will preside, and the address of the evening has been assigned to Newton W. Preston, of Nebraska.

All Souls' Alliance will conduct a benefit sale in the ballroom of the New Willard Hotel Monday and Tuesday, the proceeds of which will be for the Edward Everett Hale memorial parish house.

Opened Christmas Package.

CHICAGO, Dec. 6.—Curious to know the contents of Christmas packages, Earle Banter, twenty-three, opened thirty-eight, and consigned them to the waste basket. His bond was set at \$1,000.

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NEW HIGH SCHOOL DEMAND REVEALED

East Washington Residents Will
Meet Monday Night to Re-
vive Old Campaign.

Renewed efforts to bring to the attention of Washingtonians and to Congress the need of a new building for the Eastern High School, located near Seventh street and Pennsylvania avenue southeast, will be centered in a mass meeting in the assembly hall of the school next Monday evening at 8 o'clock. The meeting will be attended by members of the school, their families and friends and by prominent local benefactors connected with the interests of the school.

W. M. Davidson, superintendent of Washington's schools, will preside. The principal speakers will be Henry P. Blair, president of the Board of Education; Bennett Clark, parliamentary clerk of the House of Representatives, and Addison Smith, Congressman from Idaho.

School Is Overcrowded.

The urgent need of immediate attention being given to a new building for the high school is said to arise from the fact that the school is at present more than crowded to capacity. The building was constructed to accommodate 50 pupils. The present enrollment is 80. Although it cannot yet be definitely said, it is believed that no new building will be admitted in February.

For the last five years perennial attempts have been made to bring to the attention of the authorities, a request from the Commissioners and a bill introduced in Congress for the purchase of a new site was not granted when made five years ago. The request is renewed this year, and it is the earnest hope of East Washingtonians that it will be granted. It was said by Dr. Small, principal of the school, this morning.

Other Schools On Site.

On the present site of the Eastern High School there are two other grade schools, the Wallace and the Towers Schools. The present site is viewed as impracticable for the erection of a new school on account of the present congestion of the three buildings.

A clause in the District budget recommending the purchase of property east of Tenth street and north of D street southeast. The germ of the recent revival of the school building is said to have taken root among East Washingtonians interested in the Wallace and Towers schools. Considerable solicitude has been felt by citizens in East Washington for the welfare of the young people.

The present Eastern High School was built in 1891.

At the mass meeting Monday night the situation will be outlined by leaders of the new school movement, and the facts presented so as to give an intelligent understanding of the need of a new school building.

It is said there are 1,100 high school pupils residing in east Washington. Most of these attend the Business and the McKinley Manual Training High Schools. It is the plan of the administration of the Eastern school to incorporate in a new building courses of a business and technical character that will attract the necessity of having the young people attend schools in the northwest section.

Brookland Citizens
Ask For New School

A swimming pool for the northeast, the purchase of two plots of ground, one for use as a park, and the other for a new school and better street car accommodations for Brookland were urged by the Brookland Citizens Association at a meeting last night.

The plot favored as a park is bounded by Seventh and Monroe streets and Michigan avenue in West Brookland.

The secretary of the association was instructed to take the matter of better street car facilities before the public utilities committee. The association has every car run through to the end of the line, instead of every second car, is favored.

The association is making plans for a New Year reception to the people of the Brookland on the evening of January 1 at the Masonic Hall.

McReynolds to Defend
Income Tax Case

Attorney General McReynolds has determined to defend for the United States Government the suit filed in Chicago by Miss Elsie DeWolfe, attacking the constitutionality of the income tax law.

Though the case has not yet been officially brought before the Supreme Court, he has made up his mind, it is declared, to exercise the Government right as an intervenor in the suit which was directed against a Chicago bank. Congressman Cordell Hull, author of the income tax law, does not regard the suit to be important.

Beacon Apartments
Sold For \$114,000

The largest consideration involved in the transfer of real estate during the present week was paid for the Beacon Apartments, 1908 Calvert street northwest. The sale was closed when one of the title companies transferred the ownership to Alexander Schaper. The price paid was \$114,000.

The Beacon is one of the more modern of the city's apartments. It contains six stories and forty-two apartments. The exterior is constructed of light tapestry brick. It is situated in one of the most desirable parts of residential Washington on a corner site at Adams Mill Road and Calvert street. The property has been sold at auction and was conveyed by the trustee.

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